



FOR OFFICE USE ONLY
P&Z CASE NO.: _____
DATE SUBMITTED: _____

PRELIMINARY PLAT APPLICATION

The following items must be submitted by an established filing deadline date for P & Z Commission consideration.

MINIMUM SUBMITTAL REQUIREMENTS:

- _____ \$400 Filing Fee
- _____ \$100 Variance Request to Subdivision Regulations (if applicable)
- _____ Application completed in full.
- _____ Fourteen (14) folded copies of plat. (A revised mylar original must be submitted after staff review.)
- _____ A copy of the attached checklist with all items checked off or a brief explanation as to why they are not.
- _____ Rezoning Application if zone change is proposed.
- _____ Parkland Dedication requirement approved by the Parks & Recreation Board, please provide proof of approval (if applicable).

Date of Preapplication Conference: _____

NAME OF SUBDIVISION _____

SPECIFIED LOCATION OF PROPOSED SUBDIVISION _____

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary Contact for the Project):

Name _____

Street Address _____ City _____

State _____ Zip Code _____ E-Mail Address _____

Phone Number _____ Fax Number _____

PROPERTY OWNER'S INFORMATION (ALL owners must be identified. Please attach an additional sheet for multiple owners):

Name _____

Street Address _____ City _____

State _____ Zip Code _____ E-Mail Address _____

Phone Number _____ Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name _____

Street Address _____ City _____

State _____ Zip Code _____ E-Mail Address _____

Phone Number _____ Fax Number _____

Total Acres Of Subdivision _____ R-O-W Acreage _____ Total # Of Lots _____

Number Of Lots By Zoning District _____ / _____ _____ / _____ _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

_____ / _____ _____ / _____ _____ / _____ _____ / _____

Floodplain Acreage _____

Parkland dedication by acreage or fee? _____

A statement addressing any differences between the Preliminary Plat and approved Master Plan (if applicable)

Requested variances to subdivision regulations & reason for same _____

Requested oversize participation _____

Parkland Dedication due prior to filing the Final Plat:

ACREAGE:

_____ # of Acres to be dedicated

_____ # of acres in floodplain

_____ # of acres in detention

_____ # of acres in greenways

OR

FEE IN LIEU OF LAND:

_____ # of Single-Family Dwelling Units X \$556 = \$ _____

_____ (date) Approved by Parks & Recreation Board

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct. The undersigned hereby requests approval by the City of College Station of the above identified plat and attests that all respective owners have been identified on this application.

Signature and Title

Date

PRELIMINARY PLAT MINIMUM REQUIREMENTS
(ALL CITY ORDINANCES MUST BE MET)
INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- ☐ 1. Mylar original of approved master plan (Mylar must be on file or submitted before the preliminary plat will be reviewed).
- ☐ 2. Drawn on 24" x 36" sheet to scale of 100' per inch or larger. Include the words "PRELIMINARY PLAT - NOT FOR RECORD" in letters 1/2" high. If more than 1 sheet, an index sheet showing entire subdivision at a scale of 500 feet per inch or larger.
- ☐ 3. Vicinity map which includes enough of surrounding area to show general location of subject property in relationship to College Station and its City Limits. No scale required but include north arrow.
- ☐ 4. Title Block with the following information:
 - ☐ Name and address of subdivider, recorded owner, planner, engineer and surveyor.
 - ☐ Proposed name of subdivision. (Subdivision name & street names will be approved through Brazos County 911.) (Replats need to retain original subdivision name.)
 - ☐ Date of preparation. (INCLUDE DATE THE PLAT WAS SUBMITTED AND THE DATES OF ANY REVISIONS ON THE PLAT)
 - ☐ Engineer's scale in feet.
 - ☐ Total area intended to be developed.
- ☐ 5. North Arrow.
- ☐ 6. Location of current city limit lines and current zoning district boundary.
- ☐ 7. Subdivision boundary indicated by heavy lines. Boundary must include all of parent tract.
- ☐ 8. Descriptions by metes and bounds of the subdivision which shall close within accepted land survey standards. (Labeled on boundary lines, not separate metes and bounds description.)
- ☐ 9. Primary control points or descriptions and ties to such control point, to which , later, all dimensions, angles, bearings, block numbers, and similar data shall be referred. The plat shall be located with respect to a corner of the survey or tract, or an original corner of the original survey of which it is a part.
- ☐ 10. Name of contiguous subdivisions and names of owners of contiguous parcels of unsplit land, and an indication whether or not contiguous properties are platted.
- ☐ 11. Location of the 100 Year Floodplain and Floodway, if applicable, according to the most recent available data.

- ☐ 12. Topographic information, including contours at two foot (2 ft.) intervals, wooded areas, and flowline elevation of streams.
- ☐ 13. Proposed land uses (In compliance with Land Use Plan).
- ☐ 14. Proposed zoning changes, if any, submit formal rezoning request.
- ☐ 15. The location and description with accurate dimensions, bearings or deflection angles and radii, area, center angle, degree of curvature, tangent distance and length of all curves for all of the following: (Show existing items that are intersecting or contiguous with the boundary of or forming a boundary with the subdivision, as well as, those within the subdivision).

Existing Proposed

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Streets. Continuous or end in a cul-de-sac, stubbed out streets must end into a temp. turn around unless they are shorter than 100 feet. |
| <input type="checkbox"/> | <input type="checkbox"/> | Public and private R.O.W. locations and widths. (All existing and proposed R.O.W.'s sufficient to meet Thoroughfare Plan.) |
| <input type="checkbox"/> | <input type="checkbox"/> | Street offsets and/or intersection angles meet ordinance. |
| <input type="checkbox"/> | <input type="checkbox"/> | Alleys. |
| <input type="checkbox"/> | <input type="checkbox"/> | Reserve tracts. |
| <input type="checkbox"/> | <input type="checkbox"/> | Well site locations. |
| <input type="checkbox"/> | <input type="checkbox"/> | Pipelines. If carrying flammable gas or fuel, also show size of line, design pressure and product transported through the line. |
| <input type="checkbox"/> | <input type="checkbox"/> | Utility Services. (Water & Sanitary Sewer) All existing and proposed utilities of sufficient size/depth to meet the utility master plan and any future growth areas. |
| <input type="checkbox"/> | <input type="checkbox"/> | Easements. |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage Structures and improvements including underground storm sewer and all overland systems (flow line of existing watercourses) and showing where these will discharge. Proposed channel cross sections, if any. |
| <input type="checkbox"/> | <input type="checkbox"/> | A number or letter to identify each lot or site and each block. |
| <input type="checkbox"/> | <input type="checkbox"/> | Greenbelt area/park linkages/parkland dedication (All proposed dedications must be reviewed by the Parks and Recreation Board prior to P & Z Commission consideration.) |
| <input type="checkbox"/> | <input type="checkbox"/> | Public areas |
| <input type="checkbox"/> | <input type="checkbox"/> | Other public improvements, including but not limited to parks, schools and other public facilities |

- ☐ 16. Proposed phasing. Each phase must be able to stand alone to meet ordinance requirements and infrastructure costs should be distributed evenly throughout the subdivision.
- ☐ 17. Are there impact fees associated with this development? ☐ Yes ☐ No
- ☐ 18. If requesting oversize participation items, are the necessary impact studies included?
- ☐ Yes
- ☐ No
- ☐ N/A